



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 8-2-00, 9020 State Road 84

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Round Up @ Ridge Plaza

REPORT IN BRIEF: The applicant requests site plan approval for an exterior modification to the existing "City Streets" tenant space elevation within the "Ridge Plaza" shopping center on the SW corner of Pine Ridge Drive and State Road 84. The modification will include covering the decorative glass, tile and all other modern type accents from the exterior elevations. The proposed elevations will reflect a western theme architectural style that will include new corrugated metal siding, board and batten siding, etched windows and western style doors to transform the existing use into a country western night club. All other exterior portions of the building will remain as existing.

PREVIOUS ACTIONS: None

CONCURRENCES: The Site Plan Committee recommended approval (motion carried, 4-0, Jeff Evans abstains, August 22, 2000).

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 8-2-00.*

Attachment(s): Planning report, Land use map, Subject site map, Aerial.

Item No.

Application #: SP 8-2-00
The Roundup @ Ridge Plaza

Item No.

Revisions:

Exhibit "A":

Original Report Date: August 18, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner:

Agent:

Name: Equity One Inc.

Name: Jeffrey Evans

Address: 1696 NE Miami Gardens Drive
City: North Miami Beach, FL. 33179

Address: 13730 State Road 84, #221
City: Davie, FL

Phone: (305) 672-1234

Phone: (954) 474-6974

BACKGROUND INFORMATION

Application Request: Site Plan Modification

Address/Location: 9020 State Road 84

Land Use Plan Designation: Commercial

Zoning: B-3, (Planned Business District)

Existing Use: Existing shopping center

Site Area: 16.265 acres

Surrounding Land Use:

North: State Road 84 /I-595

South: Pine Ridge (Multi-Family)

East: Pine Island Plaza Shopping Center

West: Ridge Plaza Shopping Center

Surrounding Zoning:

North: T (Transportation State Rd. 84/595)

South: S-2, Open Space District (Unincorporated, Broward County)

East: B-2A, County (General Commercial Business District)

West: B-3, (Planned Business District)

ZONING HISTORY

Previous Requests on Same Property: The shopping center was originally approved by Site Plan Committee on December 6, 1983.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Building Modification:* The applicant requests site plan approval for an exterior modification to the existing "City Streets" tenant space elevation within the "Ridge Plaza" shopping center on the SW corner of Pine Ridge Drive and State Road 84. The modification will include covering the decorative glass, tile and all other modern type accents from the exterior elevations. The proposed elevations will reflect a western theme architectural style that will include new corrugated metal siding, board and batten siding, etched windows and western style doors to transform the existing use into a country western night club. All other exterior portions of the building will remain as existing.
3. *Signage:* Signage will be not be reviewed at this time.
4. *Drainage:* All on site drainage will remain as existing.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area No .4. This planning area is bordered by State Road 84 on its north, University Drive on its east, Flamingo Road

on its west, and an irregular border on its south that corresponds to Nova Drive and SW 14 Street and the Village of Harmony Lakes development.

Broward County Land Use Plan: None

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 8-2-00.*

Site Plan Committee

Site Plan Committee Recommendation: motion to approve (4-0, Jeff Evans abstains, August 22, 2000).

Exhibits

1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: _____

Reviewed by: _____

Town Boundary

TRANSPORTATION

RESIDENTIAL
5 DU/AC

SUBJECT SITE

Pine Ridge Dr.

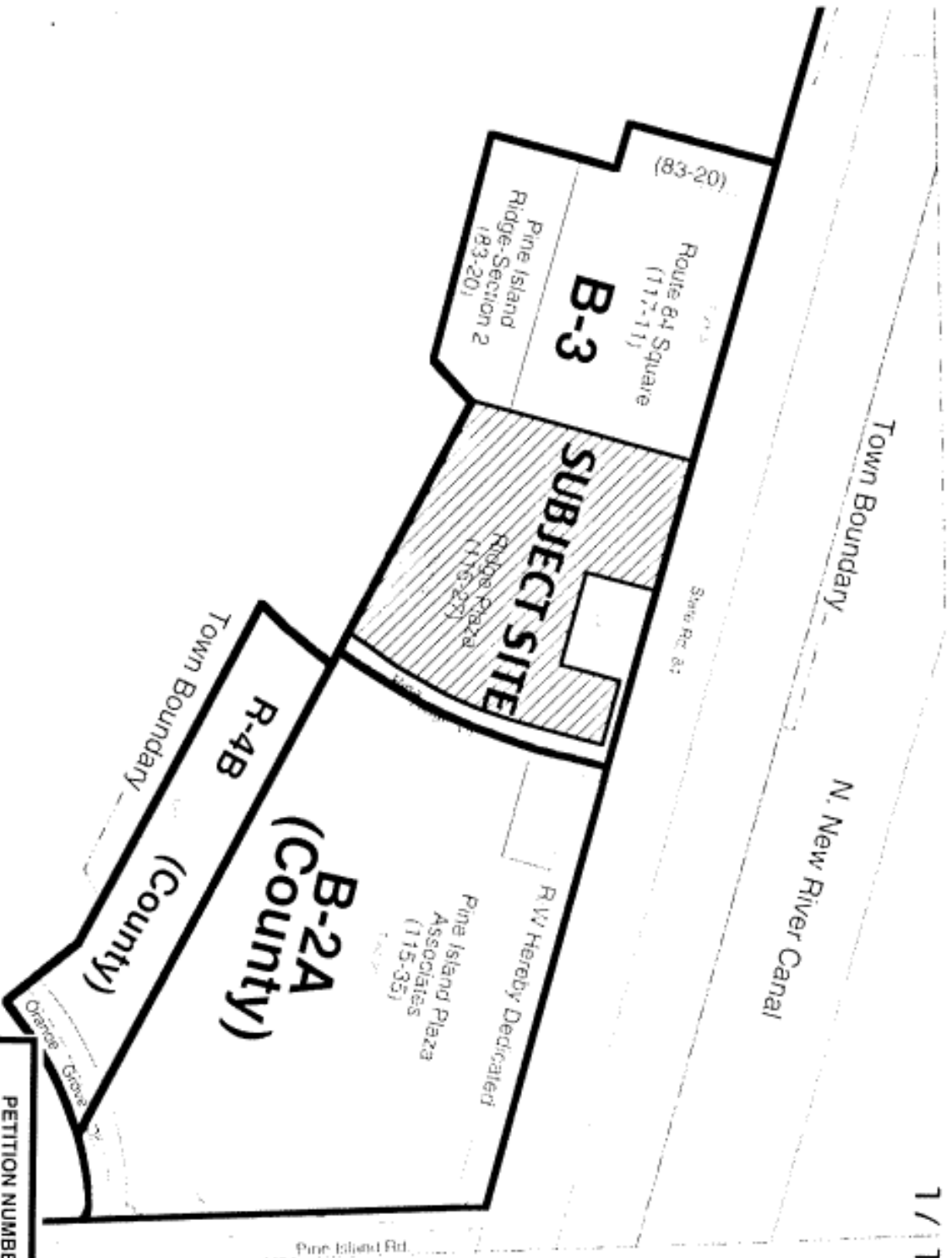
COMMERCIAL

Town Boundary

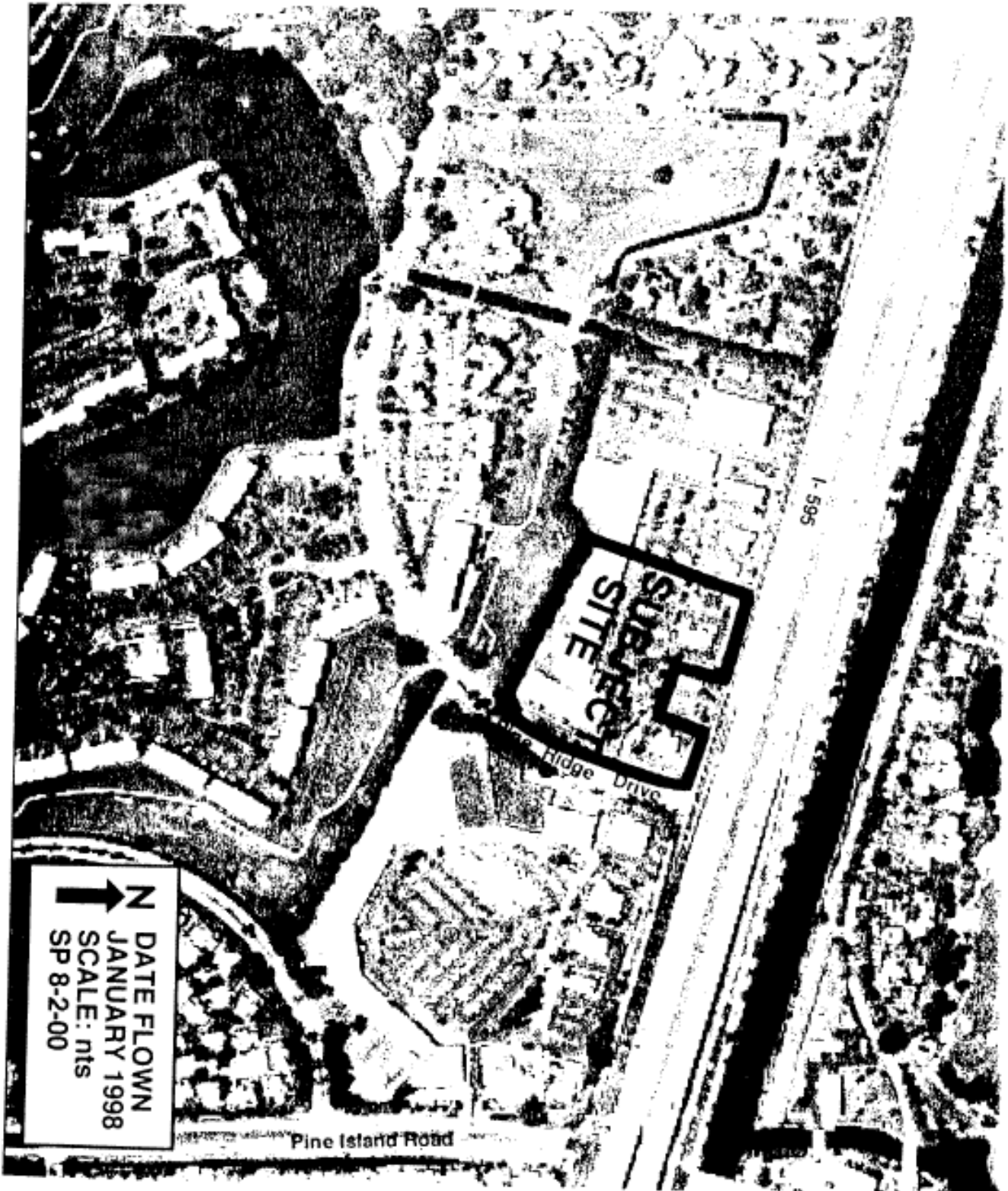
Grove Dr.

Pine Island Rd.

PETITION NUMBER	N
SP 8-2-00	
Subject Site Area	
Future Land Use Plan	
PREPARED 8/17/00	Scale 1"=200'
BY THE PLANNING & ZONING DIVISION	



PETITION NUMBER N
 SP 8-2-00
 Subject Site Area Zoning Map
 PREPARED 8/17/00 Scale 1"=300'
 BY THE PLANNING & ZONING DIVISION



I-595

SUBJECT SITE

Hedge Drive

Pine Island Road

DATE FLOWN
JANUARY 1998
SCALE: nts
SP 8-2-00

